

E X A M P L E

(DATE)

CONCEPTUAL STAGE RELOCATION PLAN

STATE PROJECT NO. 062-22-0035
F.A.P. NO. YE-S-01-04(001)
POSSUM HOLLOW - TIGERTOWN HWY.
(GATORVILLE INTERCHANGE)
ROUTE LA 241
ST. BENGAL PARISH

The proposed project will displace an estimated twenty-nine (29) families with an average number of four (4) members. Indications are that all displaced families are of low-medium to medium income range and that no displaced families are of a minority race. It is believed that all families estimated to be displaced, with the exception of possibly two (2), are owner- occupants. Estimated values of the residences range from \$20,000 to \$40,000 with the average being \$30,000. Six (6) of the twenty-nine (29) families occupy mobile homes and only replacement sites will be required. Fourteen (14) residences are of frame construction while nine (9) are brick veneer. All residences appear to be well maintained and it is believed that all meet decent, safe, and sanitary standards. It is estimated that twelve (12) businesses (all white-owned) will be displaced. Indications are that no minorities are employed in any of the businesses.

The proposed project will be along the existing alignment of Route LA 241 and there should be no divisive or disruptive effect on the community. There should be no impact on the neighborhood or housing where the relocation is likely to take place, as historically the majority of displacees in rural or semi-rural areas choose to relocate on their remainder properties or in the general area displacement.

Included in the twelve (12) businesses displaced by the proposed project there are four (4) grocery stores, two (2) drive-inns, an Amoco station, used car lot, ceramic shop, building contractor's office, car wash, and fertilizer center. Historically the majority of displaced businesses tend to relocate on remainders or in the general area of displacement on rural or semi-rural projects. Some of the owners whose businesses will be affected by the project may choose not to go back in business because of their age, high cost of suitable replacement property or possible other reasons. However, the good and/or services that had been provided by these terminated businesses would be provided by similar type businesses in the general area or provided by similar type businesses in the towns of Possum Hollow and Tigertown. There are no commercial sites listed for sale in the areas of displacement but over half of the businesses have sufficient sized remainders on which to relocate. A recent survey in the nearby

town of Possum Hollow revealed over twenty-five (25) commercial lots for sale. The displacements should not cause any effect on the economy of the area.

There is no replacement housing available in the general area. However, as stated above the great majority of owner-occupants will relocate on their remainders or in the general area of displacement. It is estimated that at least half of the residential owner-occupants have remainders of sufficient size on which to relocate. A recent survey in nearby Possum Hollow revealed thirteen (13) homes for sale in the \$25,000 to \$30,000 range; six (6) homes for sale in the \$30,000 to \$40,000 range; eight (8) homes for rent in the \$150 to \$200 range; and four (4) homes for rent in the \$200 to \$250 range. Consultations with builders in this area by Relocation Assistance personnel indicate a cost per square foot on new construction as being in the \$24 to \$26 range.

No special or unusual conditions have been identified. No discussions have been held with local officials or community groups regarding potential displacements, but none are anticipated at this time. As stated above, replacement housing is non-existent in the areas of displacement. However, we are quite certain, based on past experiences, that the great majority of owner-occupants being displaced will relocate on their remainder properties (retain and move back or construct new). Also, owner-occupants without sufficient sized remainders on which to relocate historically have been successful in securing replacement sites in the general area of displacement through sources seldom available to the general public.

In conclusion, we do not anticipate any unusual problems in providing replacement housing under our normal procedures. However, if it should become necessary, we would employ housing of last resort.

The estimated cost for right of way is \$2,777,777.00. The estimated cost for relocation assistance is \$477,777.00.

There are no facilities which shall qualify for functional replacement.

ATTACHMENTS: [Conceptual Stage Relocation Inventory](#)
[Conceptual Stage Replacement Property Inventory](#)